

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Spokane County

State: WA

PJ's Total HOME Allocation Received: \$12,809,063

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 14			
Program Progress:							
% of Funds Committed	90.35 %	90.52 %	9	90.66 %	48		50
% of Funds Disbursed	81.72 %	85.13 %	12	81.06 %	42		42
Leveraging Ratio for Rental Activities	6.33	7.02	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	96.35 %	94.53 %	8	81.27 %	40		52
% of Completed CHDO Disbursements to All CHDO Reservations***	95.86 %	79.58 %	1	68.23 %	92		95
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.26 %	93.66 %	6	79.86 %	79		85
% of 0-30% AMI Renters to All Renters***	59.77 %	63.54 %	10	44.82 %	71		77
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.71 %	99.06 %	8	94.65 %	56		61
Overall Ranking:			In State:	5 / 14	Nationally:	95	95
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,306	\$24,922		\$25,419	348	Units	49.90 %
Homebuyer Unit	\$11,673	\$19,484		\$14,530	169	Units	24.20 %
Homeowner-Rehab Unit	\$8,904	\$19,574		\$20,251	27	Units	3.90 %
TBRA Unit	\$4,099	\$1,699		\$3,156	154	Units	22.10 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spokane County WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$65,042	\$92,445	\$26,600
State:*	\$113,276	\$108,060	\$24,455
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	87.9	91.1	92.6	80.5
Black/African American:	3.2	1.8	3.7	3.2
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	2.3	4.2	0.0	2.6
Native Hawaiian/Pacific Islander:	0.3	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.6
Black/African American and White:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.6	0.0	0.0	0.6
Asian/Pacific Islander:	0.6	1.2	0.0	3.9

ETHNICITY:

Hispanic	4.6	1.2	3.7	8.4
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HOUSEHOLD SIZE:

1 Person:	39.8	24.4	40.7	9.1
2 Persons:	20.7	23.2	18.5	27.3
3 Persons:	17.3	24.4	11.1	15.6
4 Persons:	13.8	17.3	18.5	24.7
5 Persons:	5.2	5.4	11.1	8.4
6 Persons:	2.3	4.8	0.0	9.7
7 Persons:	0.3	0.6	0.0	1.9
8 or more Persons:	0.6	0.0	0.0	3.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	27.1	25.6	18.5	9.7
Elderly:	16.4	0.0	37.0	0.6
Related/Single Parent:	37.2	44.0	14.8	61.0
Related/Two Parent:	17.0	29.2	25.9	24.7
Other:	2.3	1.2	3.7	3.9

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.4	1.2 [#]
HOME TBRA:	3.2	
Other:	4.0	
No Assistance:	67.4	

of Section 504 Compliant Units / Completed Units Since 2001 413

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spokane County

State: WA

Group Rank: 95
(Percentile)

State Rank: 5 / 14 PJs

Overall Rank: 95
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	96.35	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	95.86	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.26	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.71	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.01	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

